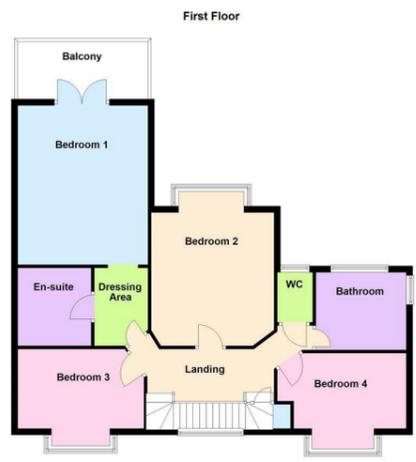


FLOOR PLAN

- ### DIMENSIONS
- Porch**
 - Entrance Hall**
7'07 x 13'01 (2.31m x 3.99m)
 - Family Room**
43' x 13' (13.11m x 3.96m)
 - Lounge**
14'06 x 13'01 (4.42m x 3.99m)
 - Dining Kitchen**
18'10 x 13'03 (5.74m x 4.04m)
 - Utility Room**
9'02 x 8'08 (2.79m x 2.64m)
 - Downstairs Cloakroom**
3'09 x 5'07 (1.14m x 1.70m)
 - Landing**
 - Bedroom One**
16'06 x 12'04 (5.03m x 3.76m)
 - En Suite**
7'11 x 7'02 (2.41m x 2.18m)
 - Dressing Area**
8' x 5'06 (2.44m x 1.68m)
 - Bedroom Two**
14'08 x 13' (4.47m x 3.96m)
 - Bedroom Three**
10'08 x 12'11 (3.25m x 3.94m)
 - Bedroom Four**
10'08 x 11'10 (3.25m x 3.61m)
 - Bathroom**
8'01 x 9'06 (2.46m x 2.90m)
 - Separate WC**
 - Garage**
18'10 x 9'04 (5.74m x 2.84m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

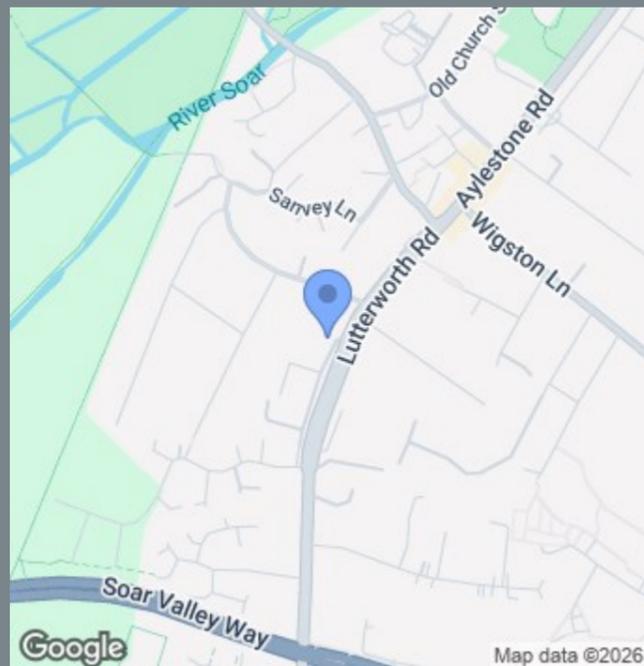
37 Lutterworth Road, Aylestone, LE2 8PH
Offers In Excess Of £650,000

OVERVIEW

- Extended, Detached Family Home
- Village Location On Private Road
- Porch, Hallway & Utility
- Living Room, Dining Kitchen & Downstairs WC
- Four Great Sized Bedrooms
- Primary With En Suite, Dressing Area & Balcony
- Bathroom With Separate WC
- Driveway & Garage
- Extensive, Well Established Rear Garden
- EER - D, Freehold, Tax - E

LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



THE INSIDE STORY

Rarely available & positioned along a lovely private road in a sought-after village setting, this spacious family home offers impressive accommodation & a wonderful sense of privacy. Homes in this location seldom come to the market & viewing is highly recommended to appreciate the space & lifestyle on offer. A welcoming porch opens into the main hallway, setting the tone for the generous proportions found throughout. The standout feature of the home is the remarkable 43' family room, an exceptional space designed for both relaxing & entertaining. A bay window to the front allows natural light to pour in, while a charming open fireplace creates a cosy focal point. To the rear, a dramatic floor-to-ceiling window frames views of the garden & patio doors open directly outside, making this an ideal space for gatherings, celebrations or simply enjoying everyday family life. A separate lounge provides an additional retreat, complete with feature fireplace & a window overlooking the garden, creating a calm & inviting atmosphere. The dining kitchen is perfectly suited to family living, fitted with a range of wall & base cabinets along with a matching central island that forms a sociable hub for cooking & conversation. Dual-aspect windows fill the room with light, while there is ample space for a table & chairs, making it ideal for family meals or entertaining guests. A utility room and downstairs cloakroom add further practicality. The staircase leads to an impressive galleried landing, giving access to four generously sized double bedrooms. The primary suite enjoys a dressing area, en-suite shower room & French doors opening onto a balcony, providing a lovely private spot to enjoy the outlook. The remaining bedrooms are all served by a family bathroom with separate WC. Externally, the property benefits from a driveway & garage, along with extensive, well-established gardens offering lawned areas, mature planting & plenty of space for outdoor entertaining or family play.

